148.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,100 / 644,100
					USE VALUE:	644,100 / 644,100
					ASSESSED:	644,100 / 644,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEORGE STELLA G		
Owner 2:	LIFE ESTATE		
Owner 3:			
Street 1:	11 FARMER RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	GEORGE CHRISTIE & STELLA G -
Owner 2:	-
Street 1:	11 FARMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,609 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5609.000	232,300		411,800	644,100
Total Card	0.129	232,300		411,800	644,100
Total Parcel	0.129	232,300		411,800	644,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.29 | /Parcel: 447.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97692
GIS Ref	
GIS Ref	
Insp Date	07/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,300	0	5,609.	411,800	644,100	644,100	Year End Roll	12/18/2019
2019	101	FV	187,900	0	5,609.	411,800	599,700	599,700	Year End Roll	1/3/2019
2018	101	FV	187,900	0	5,609.	364,700	552,600	552,600	Year End Roll	12/20/2017
2017	101	FV	187,900	0	5,609.	305,900	493,800	493,800	Year End Roll	1/3/2017
2016	101	FV	187,900	0	5,609.	305,900	493,800	493,800	Year End	1/4/2016
2015	101	FV	183,100	0	5,609.	264,700	447,800	447,800	Year End Roll	12/11/2014
2014	101	FV	183,100	0	5,609.	255,900	439,000	439,000	Year End Roll	12/16/2013
2013	101	FV	183,100	0	5,609.	243,500	426,600	426,600		12/13/2012

!11599!

PRINT

Date	Time
12/11/20	01:44:46

LAST REV

Date	Time
08/15/18	09:21:25
mmcmakin	
11599	

USER DEFINED

Prior Id # 1:	97692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEORGE CHRISTIE	36432-275		9/17/2002	Family	1	No	No		
	9204-364		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2011	567	Porch	7,000					REPLACE PORCH
10/28/1997	649	Manual	2,000					WINDOWS
12/10/1996	640		6,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	CC	Chris C
10/28/2008	Meas/Inspect	355	PATRIOT
10/24/2000	Hearing Chag	201	PATRIOT
12/1/1999	Meas/Inspect	256	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5609		Sq. Ft.	Site		0	70.	1.05	8									411,790						411,800	

Total AC/HA:	0.12876	Total SF/SM:	5609	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	411,790	Spl Credit		Total:	411,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336637
Depreciation:	104357
Depreciated Total:	232279

COMMENTS

LADDER IN CLOSET LEADING TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

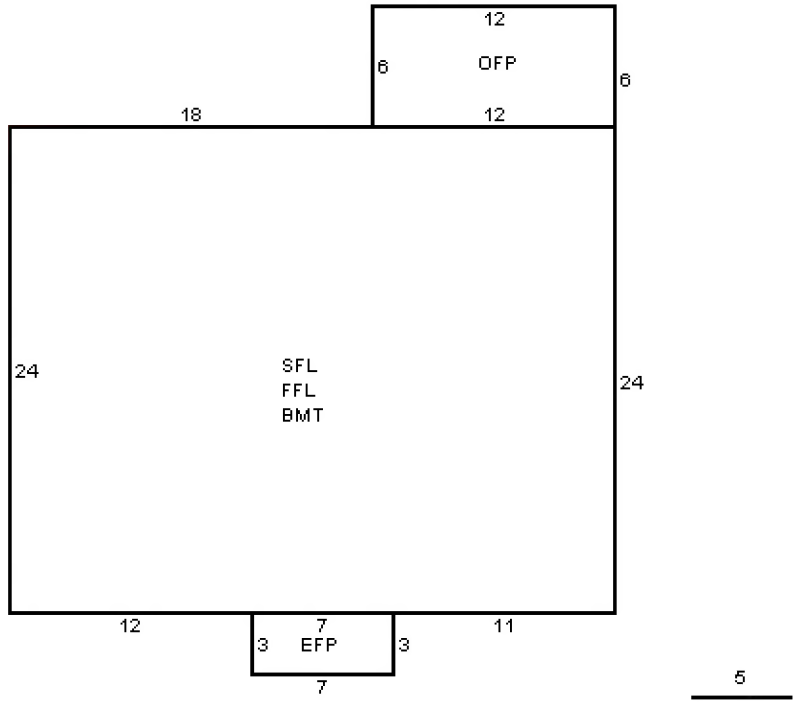
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	103.11
Final Total:	232300	Val/Su SzAd	161.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	49.610	35,721
FFL	First Floor	720	165.380	119,070
SFL	Second Floor	720	165.380	119,070
OFP	Open Porch	72	38.630	2,781
EFP	Enclos Porch	21	71.150	1,494

Net Sketched Area:	2,253			Total:	278,136
Size Ad	1440	Gross Are	2253	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

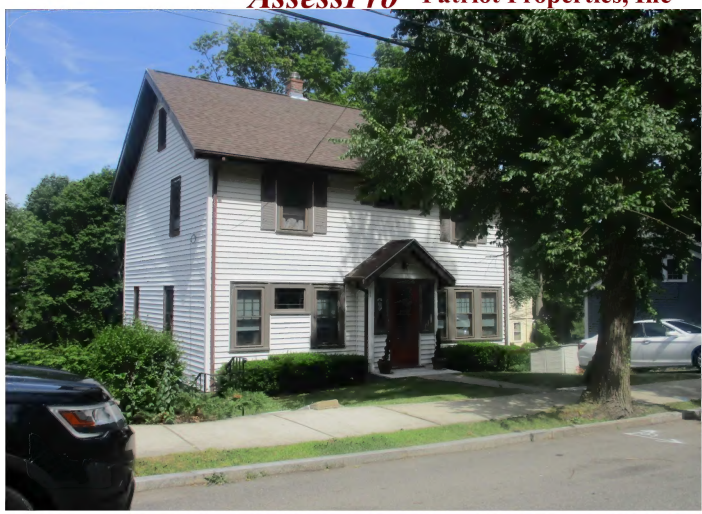
SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc